142.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,200 / 793,200
					USE VALUE:	793,200 / 793,200
					ASSESSED:	793,200 / 793,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LISSIANOI SERGEI &
Owner 2:	LEBEDEVA MARIA
Owner 3:	
Street 1:	104 SCITUATE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONALDSOM MARILYN/GILBERT -
Owner 2:	LIFE ESTATE -
Street 1:	123 WESTMINSTER AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,818 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1855 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4818.000	341,600		451,600	793,200
Total Card	0.111	341,600		451,600	793,200
Total Parcel	0.111	341,600		451,600	793,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.60 | /Parcel: 427.6

Legal Description

User Acct 92125

GIS Ref

GIS Ref

Insp Date 02/03/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 142.0-0007-0002.0

!11040!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,700	0	4,818.	451,600	793,300	793,300	Year End Roll	12/18/2019
2019	101	FV	264,400	0	4,818.	423,400	687,800	687,800	Year End Roll	1/3/2019
2018	101	FV	264,400	0	4,818.	350,000	614,400	614,400	Year End Roll	12/20/2017
2017	101	FV	264,400	0	4,818.	321,800	586,200	586,200	Year End Roll	1/3/2017
2016	101	FV	264,400	0	4,818.	293,600	558,000	558,000	Year End	1/4/2016
2015	101	FV	250,300	0	4,818.	287,900	538,200	538,200	Year End Roll	12/11/2014
2014	101	FV	243,200	0	4,818.	267,600	510,800	510,800	Year End Roll	12/16/2013
2013	101	FV	243,200	0	4,818.	254,600	497,800	497,800		12/13/2012

PRINT

Date	Time
12/11/20	01:15:16

LAST REV

Date	Time
09/09/14	11:20:19
philc	
11040	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONALDSOM MARIL	62488-445		8/20/2013	Change>Sale	630,000	No	No		D.O.D MARILYN M DONALDSON 12/13/2010
DONALDSON GILBE	50146-552		9/26/2007	Family	1	No	No		
	12638-592		5/30/1974		33,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	605	Manual	4,954					
4/2/2014	267	Redo Kit	4,500					
8/23/2007	739	Re-Roof	4,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2014	External Ins	PC	PHIL C
6/12/2014	External Ins	PC	PHIL C
2/3/2009	Meas/Inspect	336	PATRIOT
12/7/1999	Inspected	267	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
7/14/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92125
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4818		Sq. Ft.	Site		0	80.	1.17	9									451,632						451,600	

Total AC/HA: 0.11061 | Total SF/SM: 4818 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 451,632 | Spl Credit | Total: 451,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98843086
Adj $ / SQ:	173.470
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419654
Depreciation:	78056
Depreciated Total:	341598

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

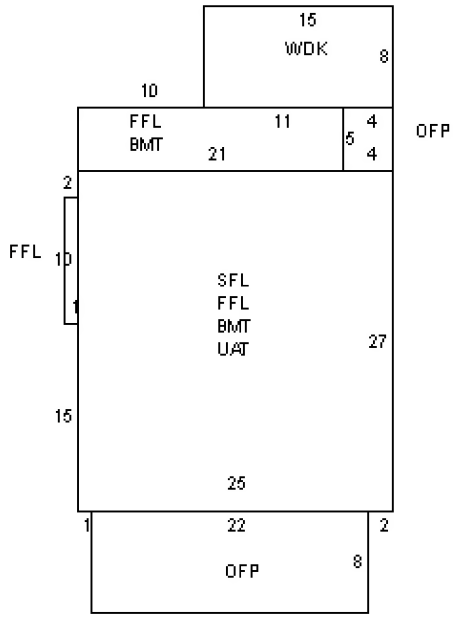
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.47
Special Features:	0	Val/Su Net:	125.13
Final Total:	341600	Val/Su SzAd	233.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	790	173.470	137,041
BMT	Basement	780	68.950	53,784
SFL	Second Floor	675	173.470	117,092
OFP	Open Porch	196	24.630	4,827
UAT	Upper Attic	169	69.390	11,709
WDK	Deck	120	14.170	1,700

Net Sketched Area:	2,730			Total:	326,153
Size Ad	1465	Gross Are	3236	FinArea	1855

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	